

## NEIGHBORHOOD PLAN

### Vision

*The Greenwood and Phinney Ridge Neighborhood is a community where people can find affordable housing, recreation, social connections, and a variety of commercial goods and services nearby. Visually anchored by two natural treasures, the Olympic and Cascade Mountain Ranges, our community has all the familiarity and comforts of a small town as well as the vibrancy and amenities of a diverse urban center.*

### Key Strategies

- A. **Create a vital Greenwood** that supports an economically viable main street and redeveloped commercial area.
- B. **Connect the civic centers** and the commercial areas with a "Main Street" plan.
- C. **Open spaces and walkways** "put the green back in Greenwood"...and Phinney Ridge.
- D. **Improve mobility and accessibility** regionally and within community.
- E. **Support infrastructure improvements** in the northeast and northwest quadrants.



Phinney Ridge Farmer's Market

### Community Investment

- Completed in 2003, the Greenwood Park includes a children's play area, paths and art installations. Its ecologically-sensitive design includes porous concrete paving and a bioswale, which work to reduce storm water runoff. The park also features native plantings and a drought-resistant "eco-turf" meadow. Interpretive signage educates visitors on the environmental aspects of the park, memorializes the site's 70-year history as a Japanese owned or operated commercial greenhouse, and tells the story of the Interurban trolley system that ran through the site. Sidewalks have been installed and improved around the park.
- The "Libraries for All" program funded the new Greenwood Branch which opened in January, 2005. The project replaced the former 7,000 square foot building with a 15,000-square-foot new branch. The branch has expanded collection capacity of 66,700 books and materials. It has soft comfortable seating for children, a special area for teens, 38 public computers (up from nine), underground parking for 36 vehicles, and a meeting room that can be reserved for community use.
- Seattle Department of Transportation (SDOT) installed 83 pedestrian lights along Greenwood Avenue North, at N 85th Street and around the Heart of Phinney Park, thus implementing a portion of the "Main Street" Plan. The City designated a Pedestrian Zone around the intersection of Greenwood Avenue N. and NW 85th Street; an additional element of the Main Street Plan.
- In 2005, Pro-Parks Levy funded acquisition and development of a surplus City Light property into the "6th Avenue NW Pocket Park," located at NW 76th Street. This pocket park includes: a large lawn area; landscaping; universal accessibility; a gathering area; and interactive features for children's play. In addition, this project has entry columns with tiles designed by renowned northwest artist Alden Mason.
- New sidewalks have been installed and existing sidewalks improved including: new low cost walkways on eight blocks of N 87th St and Dayton Ave N, which connect to the new sidewalk at the Boys and Girls Club, repaired sidewalks on the west side of Greenwood Ave N., south of 87th; and spot repairs on Greenwood Avenue N between N 65th and N 85th Streets. New sidewalk construction began on June 1st of this year on the west side of Fremont Avenue North to connect the existing sidewalks south of the Boys & Girls Club (at N 86th Street) to N 90th Street. The project will fill the gap in the sidewalk between the Boys & Girls Club, Greenwood Park and N 85th Street. A natural drainage system will be installed next to the sidewalk project. This green infrastructure will take water that would traditionally go into pipes and allow it to permeate into the planting strip to support plants and trees. SDOT is also making substantial improvements to Greenwood Ave N between N 105th and N 112th St. The improvements will enhance vehicular, transit, and pedestrian safety.
- The Greenwood Phinney Art walk has been financially supported through Neighborhood Community Arts Program funds.

### Web Links

Neighborhood Plans:

[WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS](http://WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS)

Neighborhood Status Reports:

[WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD\\_PLANNING/STATUSREPORTS](http://WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD_PLANNING/STATUSREPORTS)

# HOUSING & EMPLOYMENT

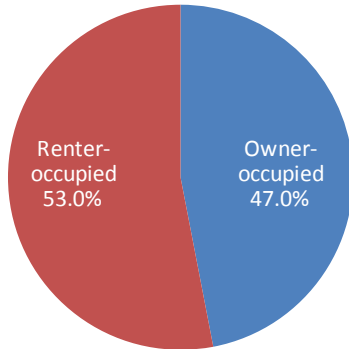
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Greenwood-Phinney Ridge.

## Comprehensive Plan 2024 Growth Targets

| Greenwood-Phinney Comprehensive Plan | Land Area in Acres | Households (HH) |                          |               |                            | Employment (Jobs) |                             |               |                            |
|--------------------------------------|--------------------|-----------------|--------------------------|---------------|----------------------------|-------------------|-----------------------------|---------------|----------------------------|
|                                      |                    | Existing (2004) | Existing Density (HH/Ac) | Growth Target | 2024 Density (Est. HH/Ac.) | Existing (2002)   | Existing Density (Jobs/Ac.) | Growth Target | 2024 Density (Est. HH/Ac.) |
|                                      | 94                 | 1,500           | 16                       | 400           | 20                         | N/A               | N/A                         | N/A           | N/A                        |

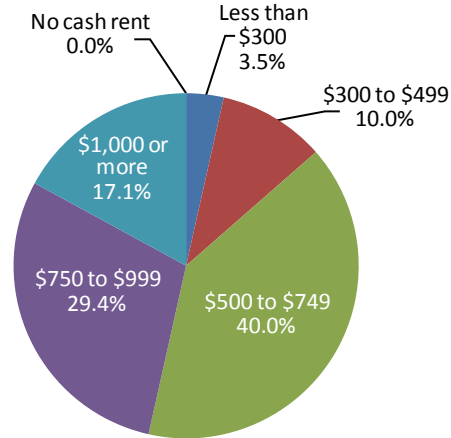
## Renter/Owner

for all occupied housing units



## Gross Rent

for specified renter-occupied units

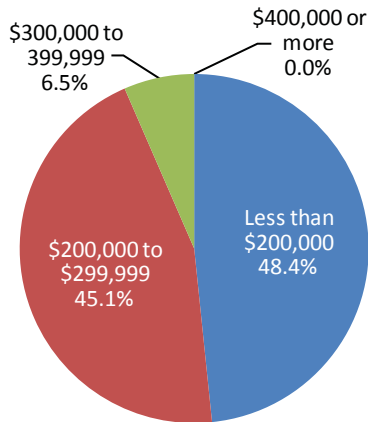


Median gross rent:  
(specified units paying cash rent)  
-Greenwood/Phinney Ridge: \$700-\$749  
-Seattle: \$721

Note: "Gross rent" includes rent and costs for household utilities and fuels. Specified units exclude 1-family houses on ten or more acres

## Home Value

for specified owner-occupied units

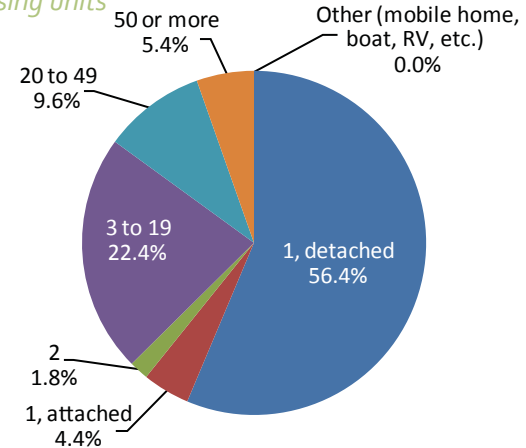


Median home value:  
-Greenwood/Phinney Ridge: \$202,941  
-Seattle as a whole: \$259,600

Note: "Specified owner-occupied units" exclude mobile homes, units (such as condominiums) in multi-unit buildings, and houses on ten or more acres.

## Number of Units in Structure

for all housing units

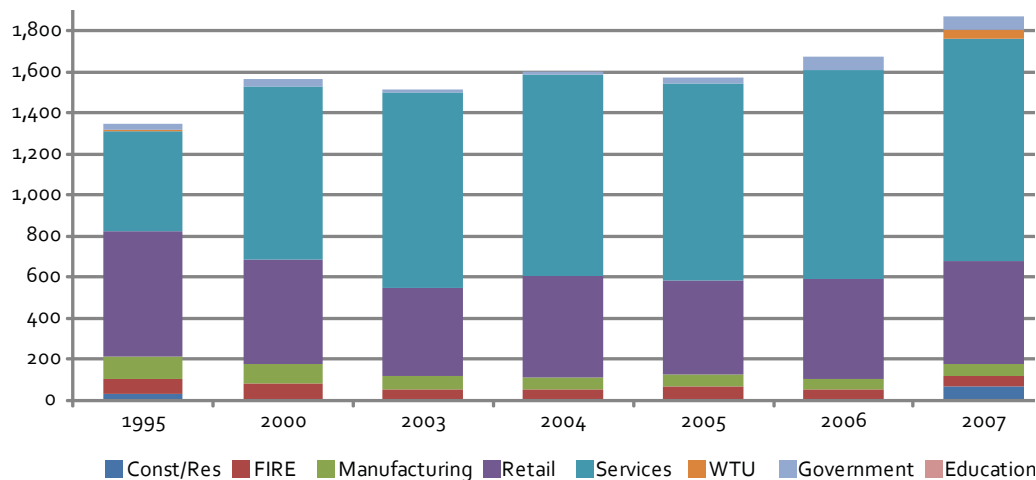


## Development Capacity

calculated as of 2007

|            |                       |
|------------|-----------------------|
| Housing    | 1,735 (units)         |
| Commercial | 225,631 (square feet) |
| Jobs       | 752                   |

## Employment by Sector

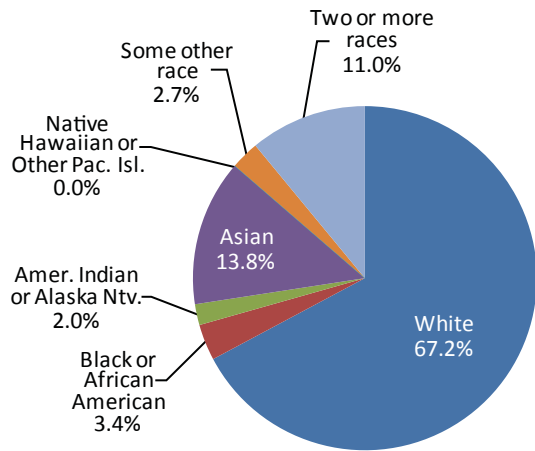


# DEMOGRAPHIC SUMMARY

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Greenwood-Phinney Ridge.

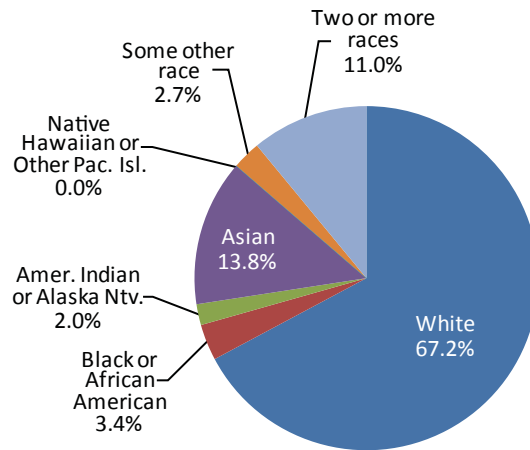
| Population | 2000  | 2007* |
|------------|-------|-------|
| *estimate  | 1,940 | 2,367 |

## Race



**Latino/Hispanic ethnicity**  
(of any race): 6.8% of population

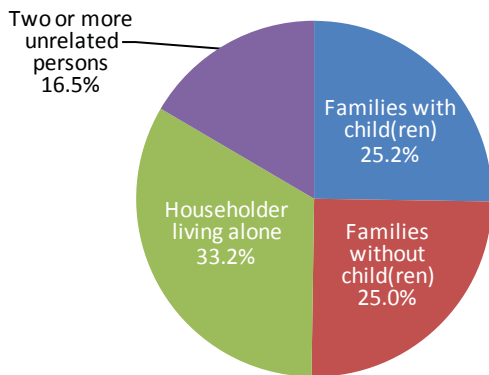
## Age



**Latino/Hispanic ethnicity**  
(of any race): 6.8% of population

## Household Type

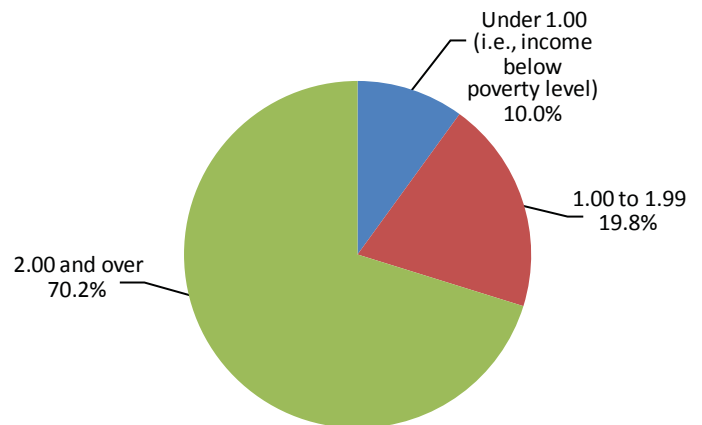
for all households



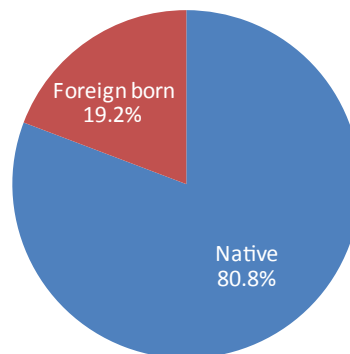
Note: "Children" refers to related children under 18 years of age

## Ratio of Income to Poverty

for persons for whom poverty status is determined



## Place of Birth

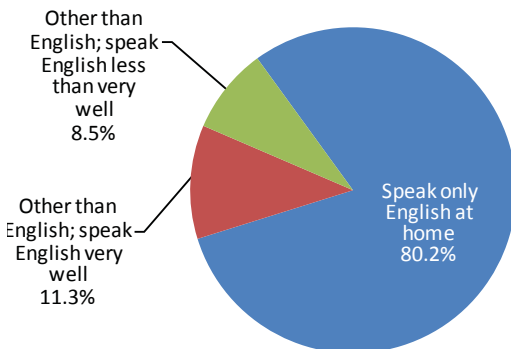


Entered U.S. within prior 10 years: 43.4% of foreign born; 8.4% of total population

Note: Native includes born in U.S., Puerto Rico and other U.S. island areas, and born abroad to American parents

## Language Spoken at Home

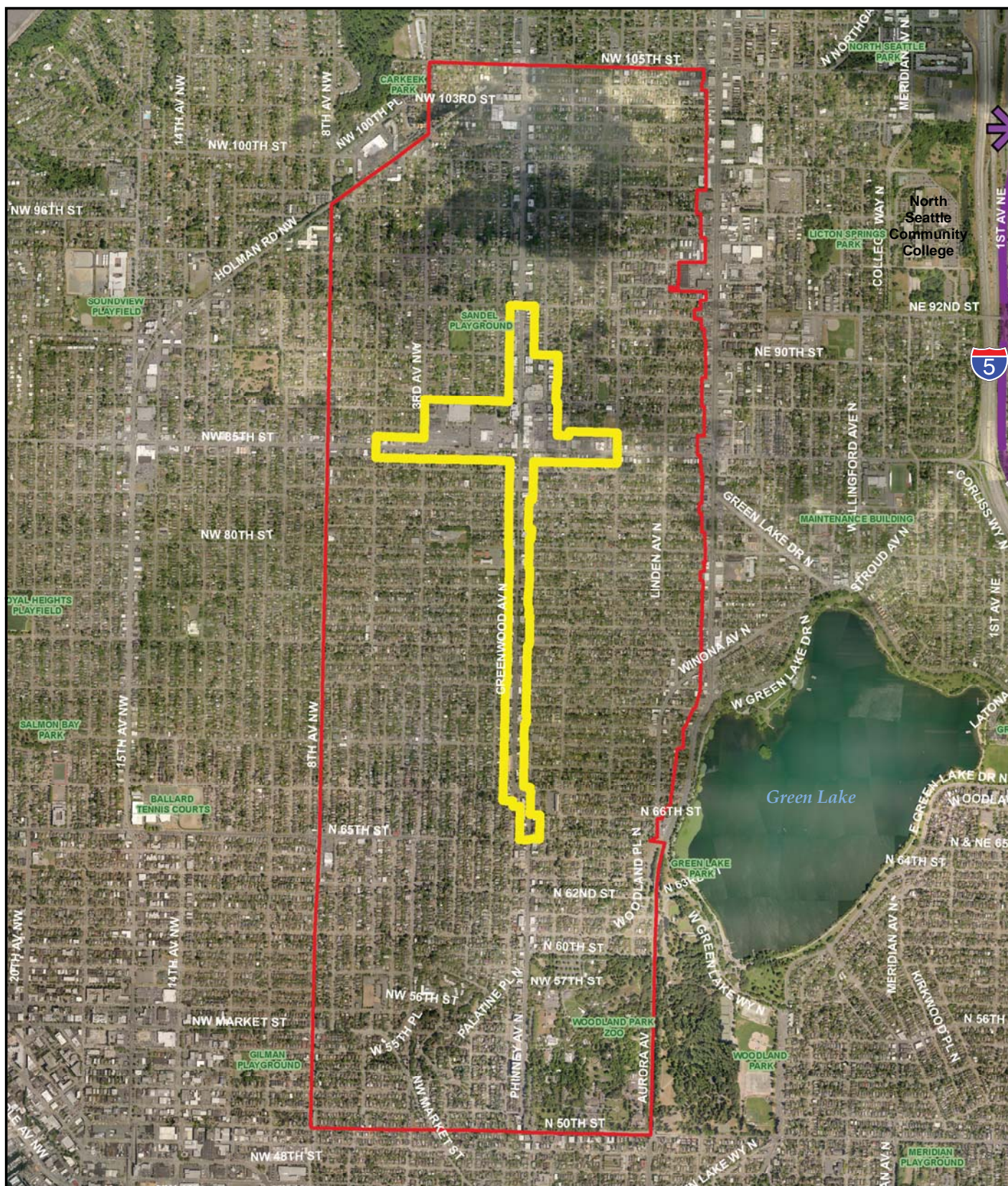
for persons 5 years and older



Total speaking language other than English at home: 19.8%



# AERIAL MAP



## Greenwood / Phinney Ridge

Urban Village



Neighborhood Plan Area



Aerial Photo: 2007

LINK Light Rail



At-Grade / Aerial

Tunnel



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